



## **Committee of Adjustment Agenda**

**Meeting Number 2018-09  
Monday, August 27, 2018 at 5:30 p.m.  
Second Floor Board Room, 1211 John Counter Boulevard**

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Please provide regrets to Tim Fisher, Secretary/Treasurer at [tfisher@cityofkingston.ca](mailto:tfisher@cityofkingston.ca) and the Planning Division at [planningdevelopment@cityofkingston.ca](mailto:planningdevelopment@cityofkingston.ca) or 613-546-4291 extension 3180.

### **Committee Composition**

Christine Cannon  
Stephen Foster  
Blaine Fudge  
Mark Gladysz  
Craig Leroux  
Julie Scanlon

- 1. Meeting to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest**
- 4. Delegations**
- 5. Request for Deferral**
- 6. Returning Deferred Items**
- 7. New Business**
  - a. Subject: Application for Minor Variance**  
**Address: 3794 Brewers Mills Road**  
**File Number: D13-031-2018**

Report COA-18-045 of the Commissioner of Community Services is attached.

Schedule Pages 1-19

The purpose and effect of the proposed minor variance is to request a reduction in the side yard setback requirement from 12 metres to 3 metres in the 'A2' zone to construct a 37.2 square metre garage/workshop located in the rear yard. The reduction is requested as a result of the existing width of the lot, the location of the septic system and the increased setbacks for accessory uses in the rural area.

**b. Subject: Application for Minor Variance**  
**Address: 1317 Unity Road**  
**File Number: D13-035-2018**

Report COA-018-046 of the Commissioner of Community Services is attached.

Schedule Pages 20-41

The purpose and effect of the proposed minor variance is to remove the existing garage and replace it with a new garage slightly larger in area for the storage of vehicles and to also add secure storage and work space. The new garage will project into the exterior side yard of the subject property.

**c. Subject: Application for Minor Variance**  
**Address: 1 Emily Street**  
**File Number: D13-037-2018**

Report COA-018-047 of the Commissioner of Community Services is attached.

Schedule Pages 41-69

The purpose and effect of the proposed minor variance is to demolish an existing accessory building and small addition on the rear of the dwelling to construct a new addition that would contain additional living space and a two car garage. In order to facilitate the building addition, the applicant is proposing to decrease the rear yard setback and increase the maximum building depth.

**d. Subject: Application for Minor Variance**  
**Address: 66 Kenwood Circle**  
**File Number: D13-038-2018**

Report COA-018-048 of the Commissioner of Community Services is attached.

Schedule Pages 70-90

The purpose and effect of the proposed minor variance is to reduce the setback from a floodplain to permit the construction of a swimming pool, shed and retaining wall and to reduce the side yard setback requirement for the shed from the northern property line.

**e. Subject: Application for Minor Variance**  
**Address: 150 Pauline Tom Avenue**  
**File Number: D13-032-2018**

Report COA-018-051 of the Commissioner of Community Services is attached.

The purpose and effect of the proposed minor variance is to amend Section 5(11)(c) of Zoning By-Law Number 32-74 to allow lot lines to be used as a reference to apply setbacks instead of zone boundary lines for lots where multiple zone boundaries intersect, in order to allow the development of a single-detached dwelling on each of the subject single-detached residential lots.

Schedule Pages 91-109

- f. Subject: Application for Minor Variance  
Address: 944 Clearfield Crescent  
File Number: D13-039-2018**

Report COA-018-052 of the Commissioner of Community Services is attached.

Schedule Pages 110-131

The purpose and effect of the proposed minor variance is to construct a detached accessory structure in the exterior side yard for a workshop and storage. The proposed accessory building is within the fenced area of the yard.

- g. Subject: Application for Minor Variance  
Address: 180 Churchill Crescent  
File Number: D13-042-2018**

Report COA-018-053 of the Commissioner of Community Services is attached.

Schedule Pages 132-156

The purpose and effect of the proposed minor variance is to reduce the minimum front yard depth from 7.5 metres to 5.98 metres in the 'A' zone in Zoning By-Law Number 8499 to enclose an existing 3.34 square metre covered front porch to create a vestibule and construct a new 8.6 square metre covered porch along a 5 metre section of the front wall, south of the existing porch. An additional variance is requested to increase the maximum permitted residential building depth to recognize the overall building depth as a result of enclosing the 3.34 square metre front porch and the construction of a two storey addition to the rear of the dwelling. The additions and renovations will increase the number of bedrooms from 3 to 5 bedrooms.

- h. Subject: Application for Consent  
Address: 20 Cliff Crescent  
File Number: D10-031-2018**

**Subject: Application for Minor Variance  
Address: 20 Cliff Crescent  
File Number: D13-040-2018**

**Subject: Application for Minor Variance**  
**Address: 20 Cliff Crescent**  
**File Number: D13-041-2018**

Report COA-018-054 of the Commissioner of Community Services is attached.

Schedule Pages 157-181

The purpose and effect of the proposed consent application and two minor variance applications is to reduce the minimum required parking rate at both 20 and 28 Cliff Crescent from 1.4 parking spaces per dwelling unit to 1.0 parking spaces per dwelling unit, and to permit off-site parking for 9 residential dwelling units at 20 Cliff Crescent to be located at 28 Cliff Crescent. An easement associated with the off-site parking arrangement, is proposed to permit pedestrian and vehicular access and parking on 28 Cliff Crescent, in favour of 20 Cliff Crescent.

**i. Subject: Application for Minor Variance**  
**Address: 583 Fay Street**  
**File Number: D13-044-2018**

Report COA-018-055 of the Commissioner of Community Services is attached.

Schedule Pages 182-206

The purpose and effect of the proposed minor variance is to construct a detached garage adjacent to an existing detached residential dwelling. The owners have indicated that they wish to supplement the existing single car attached garage by adding a detached garage for the storage of vehicles and for additional storage and work space. The construction of the new garage will project into the front yard of the subject property.

**j. Subject: Application for Minor Variance**  
**Address: 122 Wellington Street**  
**File Number: D13-045-2018**

Report COA-018-056 of the Commissioner of Community Services is attached.

Schedule Pages 207-233

The purpose and effect of the proposed minor variance is to convert the existing building containing a ground floor commercial unit and a second floor residential unit into a 2 unit dwelling by converting the ground floor commercial unit into one residential unit. Renovations will be internal only, with no exterior changes.

**8. Motions**

**9. Notices of Motion**

**10. Other Business**

- a. Delegated Authority applications in progress

**11. Correspondence**

**12. Confirmation of Minutes**

**That** the Minutes of Committee of Adjustment Meeting Number 2018-07, held July 23, 2018 be approved.

**13. Date of Next Meeting**

The next meeting of the Committee of Adjustment is scheduled for September 24, 2018.

**14. Adjournment**